



City of Alameda • California

PUBLIC NOTICE FOR DESIGN REVIEW AND CERTIFICATE OF APPROVAL APPLICATIONS

March 5, 2020

Dear Alameda Property Owner or Resident:

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

DECISION DATE: The City of Alameda Planning Division is reviewing the following applications for Design Review and is inviting public comment on these applications. A decision to approve or deny the application will be made by the Planning Director on **March 16, 2020**.

TO FIND OUT MORE: Plans are available for review during business hours Monday through Thursday at the Planning, Building & Transportation Department offices. The project planner does not need to be present to see the project file. The project file is also available online through the City's ePermit Portal at: <https://aca.accela.com/alameda/>. Click on the "Planning" tab and then search by Permit Number or Address. The project plans and documents will be listed under "Documents."

COMMENTS: Comments should be directed to the respective project planner identified below and no later than the decision date noted above. Questions may also be directed to the Planning Division at 510-747-6805.

NEXT STEPS: The Planning Director will make a decision on these applications on the date noted above unless revisions to a particular application are deemed necessary as a result of public comments. Decisions that are postponed due to revisions will be renoticed for a decision at a later date. Decisions made by the Planning Director are appealable to the Planning Board until 5:00 p.m. on the tenth (10th) calendar day after the decision date above. Please contact the project planner regarding filing an appeal. During the appeal period, the Planning Board may also call for review a decision made by the Planning Director.

APPLICATIONS ON FILE:

1500 Buena Vista Avenue, PLN20-0076 (Action Date 3-16-20)

CERTIFICATE OF APPROVAL - The project consists of the demolition of an approximately 610-square-foot detached garage built prior to 1942 in order to facilitate the construction of a replacement detached garage. **General Plan:** Medium-Density Residential **Zoning:** R-4 (Neighborhood Residential) Zoning District. **CEQA Determination:** Exempt, Section 15301 - Existing Facilities. **Project Planner:** Henry Dong, 510-747-6871, hdong@alamedaca.gov.

1245 McKay Avenue, PLN20-0047 (Action Date 3-16-20)

Design Review - The project consists of rehabilitation of an approximately 50,517-square-foot existing building for adaptive re-use as a senior convalescent home, replacement of the exterior siding with new horizontal tile siding, replacement of the existing windows with new fixed/awning windows, a redesigned exterior entrance on the south elevation, and a new interior walkway connecting two wings on the north elevation. The project also consists of enclosing existing staircases, breezeways, and balconies around the building. The project increases the floor area of the building by an approximately 8,923-square-feet and increases the existing building footprint by 1,141-square feet. **General Plan:** Office **Zoning:** A-P (Administrative Professional) Zoning District. **CEQA Determination:** No further environmental review

Planning, Building & Transportation Department
2263 Santa Clara Avenue, Room 190
Alameda, California 94501-4477
510.747.6800 • Fax 510.865.4053 • TTY 510.522.7538

Printed on Recycled Paper

is necessary pursuant to *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5th 80, which found that design review for by right projects is a ministerial decision under Public Resources Code section 21080. As a separate and independent basis, a Mitigated Negative Declaration was adopted by the City Council on December 4, 2018 for the McKay Wellness Center in accordance with the California Environmental Quality Act and no further environmental review is required. **Project Planner:** Henry Dong, 510-747-6871, hdong@alamedaca.gov.